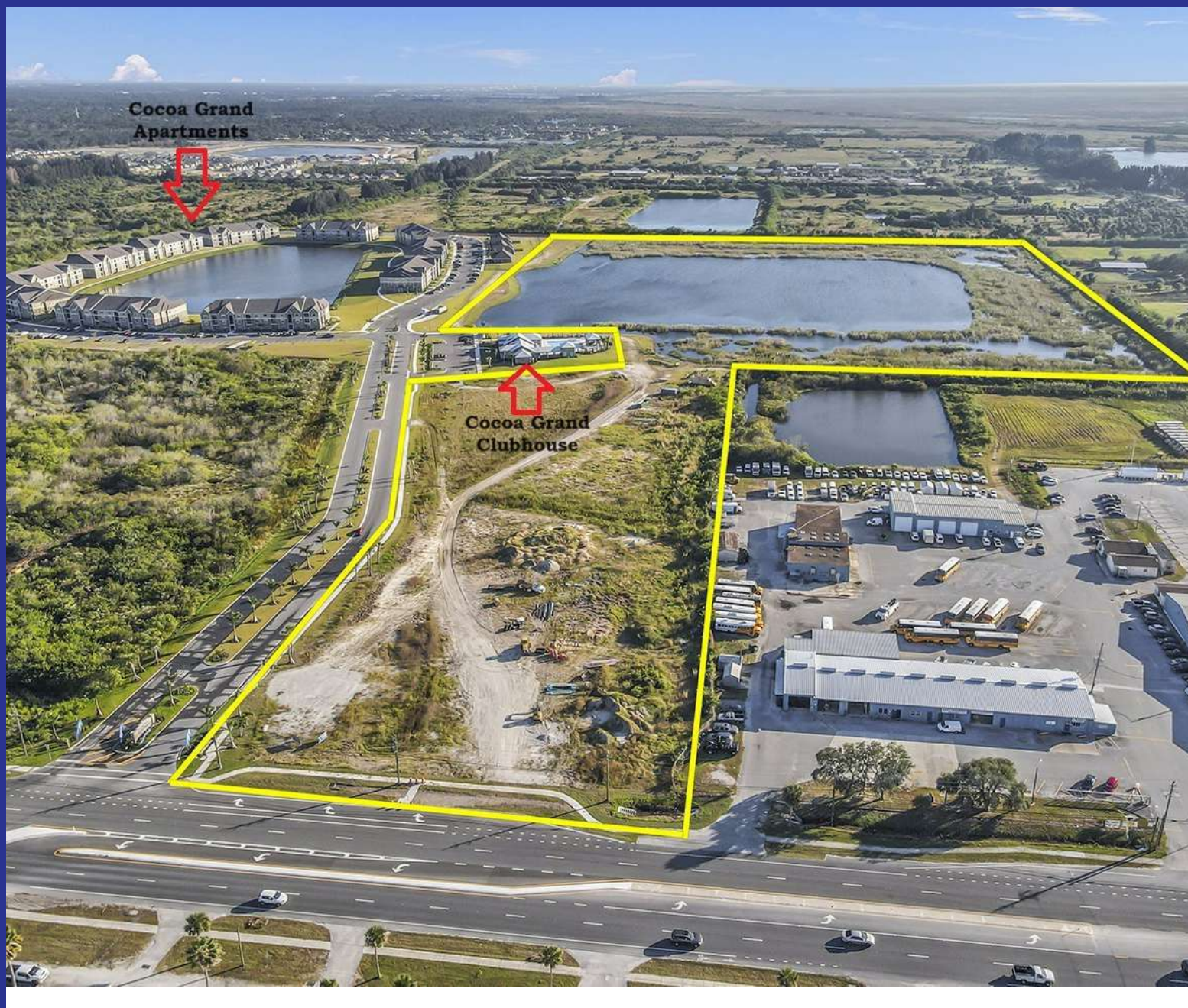


FOR SALE



Dreyer & Associates Real Estate Group - Commercial Division

State Road 520 - 305 Laredo Dr, Cocoa, FL 32926

Commercial Property-Space Coast FL.520 Cocoa Florida in Front of Luxurious Cocoa Grand Apartments



Contact:



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305 Laredo Dr, Cocoa, FL 32926

FOR SALE



LOCATION DESCRIPTION

State Road 520-305 Laredo Drive Cocoa Florida. The property is a part of/out parcel to the Cocoa Grand Apartments which is a newly developed 268 unit "Class A-Premier" Apartment Community comprised of one-two and three bedroom units to include "state of the art amenities" with "Stunning" Lake Views; all promoting "Luxury Living At Its Best".

The property is centrally located in Brevard County FLorida which is approximately 35 miles East of Orlando, and 50 miles South of Daytona. The site provides easy access to Interstate I-95 to the West and Hwy US 1 and Hwy A1A to the East to include our beautiful beaches; all providing exceptional access to the Orland International Airport and the Orlando-Melbourne International AirPort. Shopping and entertainment are abundant. To the North approximately 15 minutes is Port Canaveral, which is home to our world famous cruise ship industry and nearby to several of our high tech-space related industries to include Space X, Blue Horizon, One Web, Firefly and Boeing.

Please see the City of Cocoa Municode for C-W Wholesale Commercial District guidelines here:

[https://library.municode.com/fl/cocoa/codes/code_of_ordinances?](https://library.municode.com/fl/cocoa/codes/code_of_ordinances?nodeId=PTIICO_APXAZO_ARTXISCDIRE_S15DIIN-WWHCODI)

[nodeId=PTIICO_APXAZO_ARTXISCDIRE_S15DIIN-WWHCODI](https://library.municode.com/fl/cocoa/codes/code_of_ordinances?nodeId=PTIICO_APXAZO_ARTXISCDIRE_S15DIIN-WWHCODI)



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FOR SALE



OFFERING SUMMARY

Sale Price: \$2,295,000

Lot Size: 43.28+- ac with 7.239+- ac upland commercial property, 36.045 ac retention pond

Zoning: Front parcel: 7.239+- Acres zoned C-W - Balance of the property behind (lake/retention area) zoned multi-family 15 units/ac City of Cocoa

PROPERTY OVERVIEW

- *43.28+- acres with 7.239+- acres upland commercial property
- *36.045 acres retention pond
- *1,021 feet on Highway 520
- *1,500 feet of frontage on Laredo Blvd. Main entrance to the Cocoa Grand Apartments
- *Utilities: City water and sewer and electric available at the site
- *Easy access to all major highways and interstates
- *Close to shopping and entertainment
- *Note: Commercial parcel could potentially be converted to multi-family - Under the new "Live Local Act"
- *Video of property and surrounding area
- *Cocoa Grand Apartments web page: www.cocoagrand.com



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Information Herein from Sources Deemed Reliable but Not Warranted

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FOR SALE

Demographic and Income Comparison Profile

Laredo Dr, Cocoa, Florida, 32922 2
 Laredo Dr, Cocoa, Florida, 32922
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 28.35405
 Longitude: -80.76607

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	3,042	36,759	78,936
Households	1,162	15,260	33,417
Average Household Size	2.60	2.39	2.34
2023 Summary			
Population	3,096	37,327	80,120
Households	1,190	15,623	34,168
Families	775	9,446	21,419
Average Household Size	2.59	2.37	2.32
Owner Occupied Housing Units	469	9,409	23,922
Renter Occupied Housing Units	721	6,214	10,246
Median Age	34.1	42.5	45.7
Median Household Income	\$38,218	\$46,188	\$59,358
Average Household Income	\$54,762	\$71,487	\$85,513
2028 Summary			
Population	3,111	38,353	80,980
Households	1,212	16,202	34,900
Families	783	9,755	21,770
Average Household Size	2.55	2.35	2.30
Owner Occupied Housing Units	482	9,547	24,318
Renter Occupied Housing Units	730	6,655	10,582
Median Age	35.7	43.2	46.1
Median Household Income	\$41,207	\$54,391	\$72,223
Average Household Income	\$60,217	\$83,239	\$99,668
Trends: 2023-2028 Annual Rate			
Population	0.10%	0.54%	0.21%
Households	0.37%	0.73%	0.42%
Families	0.21%	0.65%	0.33%
Owner Households	0.55%	0.29%	0.33%
Median Household Income	1.52%	3.32%	4.00%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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2023 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	168	14.1%	2,103	13.5%	3,448	10.1%
\$15,000 - \$24,999	154	12.9%	2,214	14.2%	3,637	10.6%
\$25,000 - \$34,999	198	16.6%	1,645	10.5%	2,919	8.5%
\$35,000 - \$49,999	256	21.5%	2,310	14.8%	4,624	13.5%
\$50,000 - \$74,999	208	17.5%	2,439	15.6%	5,314	15.6%
\$75,000 - \$99,999	86	7.2%	1,747	11.2%	4,343	12.7%
\$100,000 - \$149,999	43	3.6%	1,869	12.0%	5,830	17.1%
\$150,000 - \$199,999	63	5.3%	679	4.3%	2,222	6.5%
\$200,000+	14	1.2%	617	3.9%	1,830	5.4%
Median Household Income	\$38,218		\$46,188		\$59,358	
Average Household Income	\$54,762		\$71,487		\$85,513	
Per Capita Income	\$21,477		\$29,946		\$36,414	
2028 Households by Income	Number		Number		Number	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	154	12.7%	1,952	12.0%	3,059	8.8%
\$15,000 - \$24,999	137	11.3%	1,859	11.5%	2,936	8.4%
\$25,000 - \$34,999	183	15.1%	1,493	9.2%	2,611	7.5%
\$35,000 - \$49,999	260	21.5%	2,188	13.5%	4,066	11.7%
\$50,000 - \$74,999	240	19.8%	2,567	15.8%	5,206	14.9%
\$75,000 - \$99,999	104	8.6%	2,094	12.9%	4,741	13.6%
\$100,000 - \$149,999	55	4.5%	2,358	14.6%	6,926	19.8%
\$150,000 - \$199,999	67	5.5%	909	5.6%	3,050	8.7%
\$200,000+	14	1.2%	782	4.8%	2,305	6.6%
Median Household Income	\$41,207		\$54,391		\$72,223	
Average Household Income	\$60,217		\$83,239		\$99,668	
Per Capita Income	\$23,876		\$35,199		\$42,916	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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305 Laredo Dr, Cocoa, FL 32926

FOR SALE**Demographic and Income Comparison Profile**

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 Laredo Dr, Cocoa, Florida, 32922
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 28.35405
 Longitude: -80.76607

2020 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	215	7.1%	2,009	5.5%	3,821	4.8%
Age 5 - 9	241	7.9%	2,190	6.0%	4,155	5.3%
Age 10 - 14	241	7.9%	2,387	6.5%	4,600	5.8%
Age 15 - 19	201	6.6%	2,209	6.0%	4,535	5.7%
Age 20 - 24	146	4.8%	1,834	5.0%	3,771	4.8%
Age 25 - 34	408	13.4%	4,448	12.1%	8,905	11.3%
Age 35 - 44	414	13.6%	4,175	11.4%	8,641	10.9%
Age 45 - 54	375	12.3%	4,270	11.6%	9,516	12.1%
Age 55 - 64	404	13.3%	5,772	15.7%	13,305	16.9%
Age 65 - 74	250	8.2%	4,201	11.4%	9,837	12.5%
Age 75 - 84	112	3.7%	2,434	6.6%	5,660	7.2%
Age 85+	34	1.1%	832	2.3%	2,190	2.8%
2023 Population by Age						
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	245	7.9%	2,188	5.9%	4,030	5.0%
Age 5 - 9	252	8.1%	2,239	6.0%	4,293	5.4%
Age 10 - 14	258	8.3%	2,285	6.1%	4,577	5.7%
Age 15 - 19	203	6.6%	2,022	5.4%	4,064	5.1%
Age 20 - 24	189	6.1%	1,935	5.2%	3,775	4.7%
Age 25 - 34	442	14.3%	4,681	12.5%	9,521	11.9%
Age 35 - 44	400	12.9%	4,357	11.7%	9,149	11.4%
Age 45 - 54	338	10.9%	4,176	11.2%	9,535	11.9%
Age 55 - 64	354	11.4%	5,316	14.2%	12,145	15.2%
Age 65 - 74	256	8.3%	4,519	12.1%	10,620	13.3%
Age 75 - 84	127	4.1%	2,675	7.2%	6,239	7.8%
Age 85+	32	1.0%	936	2.5%	2,172	2.7%
2028 Population by Age						
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	253	8.1%	2,289	6.0%	4,156	5.1%
Age 5 - 9	234	7.5%	2,203	5.7%	4,190	5.2%
Age 10 - 14	240	7.7%	2,251	5.9%	4,466	5.5%
Age 15 - 19	230	7.4%	2,172	5.7%	4,315	5.3%
Age 20 - 24	191	6.1%	2,051	5.3%	3,731	4.6%
Age 25 - 34	379	12.2%	4,277	11.2%	8,571	10.6%
Age 35 - 44	430	13.8%	4,790	12.5%	10,019	12.4%
Age 45 - 54	349	11.2%	4,235	11.0%	9,355	11.6%
Age 55 - 64	341	11.0%	4,843	12.6%	10,695	13.2%
Age 65 - 74	269	8.6%	5,035	13.1%	11,566	14.3%
Age 75 - 84	153	4.9%	3,085	8.0%	7,349	9.1%
Age 85+	44	1.4%	1,122	2.9%	2,567	3.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

November 04, 2023

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305 Laredo Dr, Cocoa, FL 32926

FOR SALE**Demographic and Income Comparison Profile**

Laredo Dr, Cocoa, Florida, 32922 2
 Laredo Dr, Cocoa, Florida, 32922
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 28.35405
 Longitude: -80.76607

	1 mile		3 miles		5 miles	
2020 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,312	43.1%	20,530	55.9%	53,082	67.2%
Black Alone	1,033	34.0%	9,591	26.1%	12,922	16.4%
American Indian Alone	23	0.8%	172	0.5%	328	0.4%
Asian Alone	10	0.3%	458	1.2%	1,475	1.9%
Pacific Islander Alone	4	0.1%	46	0.1%	113	0.1%
Some Other Race Alone	373	12.3%	2,274	6.2%	3,247	4.1%
Two or More Races	288	9.5%	3,689	10.0%	7,769	9.8%
Hispanic Origin (Any Race)	678	22.3%	5,377	14.6%	9,168	11.6%
2023 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,291	41.7%	20,514	55.0%	53,334	66.6%
Black Alone	1,075	34.7%	9,885	26.5%	13,286	16.6%
American Indian Alone	24	0.8%	181	0.5%	345	0.4%
Asian Alone	10	0.3%	482	1.3%	1,554	1.9%
Pacific Islander Alone	4	0.1%	48	0.1%	114	0.1%
Some Other Race Alone	396	12.8%	2,395	6.4%	3,430	4.3%
Two or More Races	295	9.5%	3,822	10.2%	8,056	10.1%
Hispanic Origin (Any Race)	710	22.9%	5,599	15.0%	9,558	11.9%
2028 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	1,228	39.5%	20,518	53.5%	52,725	65.1%
Black Alone	1,106	35.6%	10,328	26.9%	13,728	17.0%
American Indian Alone	27	0.9%	193	0.5%	365	0.5%
Asian Alone	11	0.4%	539	1.4%	1,722	2.1%
Pacific Islander Alone	4	0.1%	50	0.1%	116	0.1%
Some Other Race Alone	433	13.9%	2,686	7.0%	3,849	4.8%
Two or More Races	302	9.7%	4,039	10.5%	8,476	10.5%
Hispanic Origin (Any Race)	746	24.0%	5,973	15.6%	10,128	12.5%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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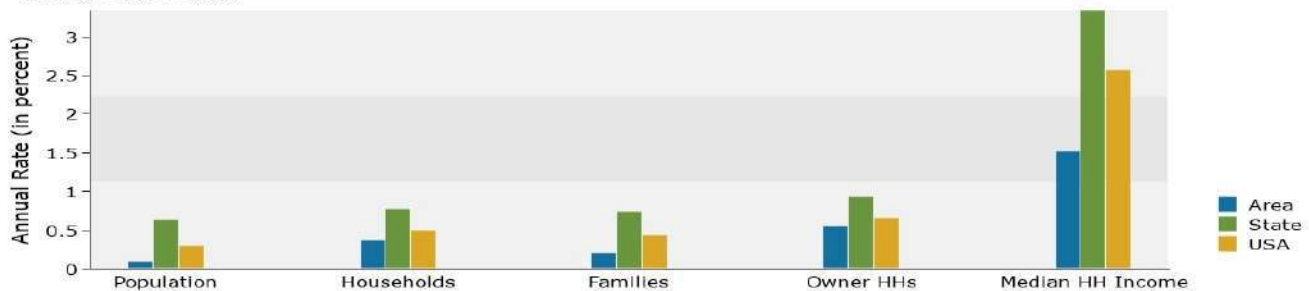
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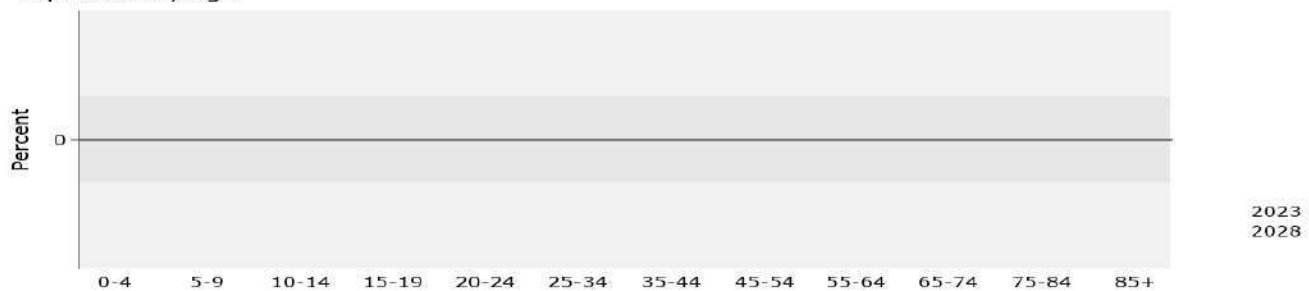
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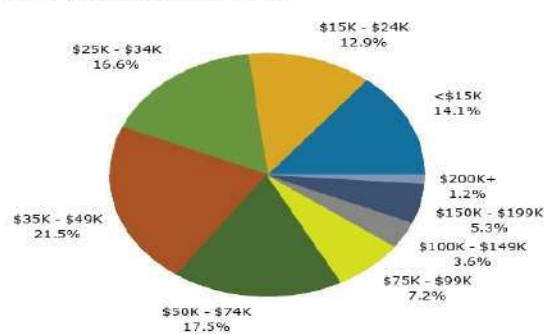
Trends 2023-2028



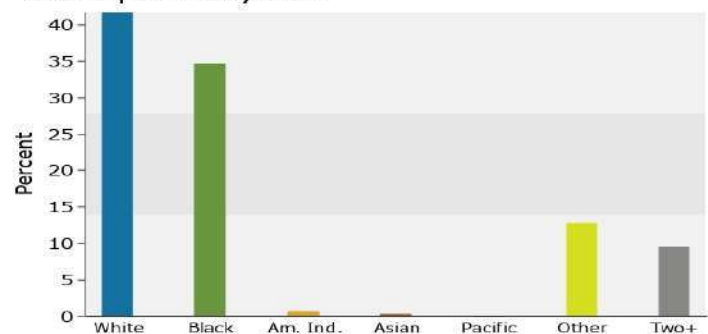
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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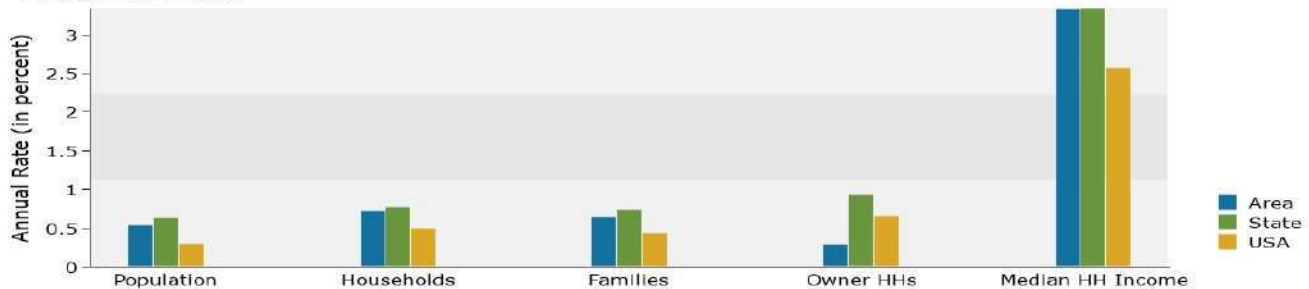
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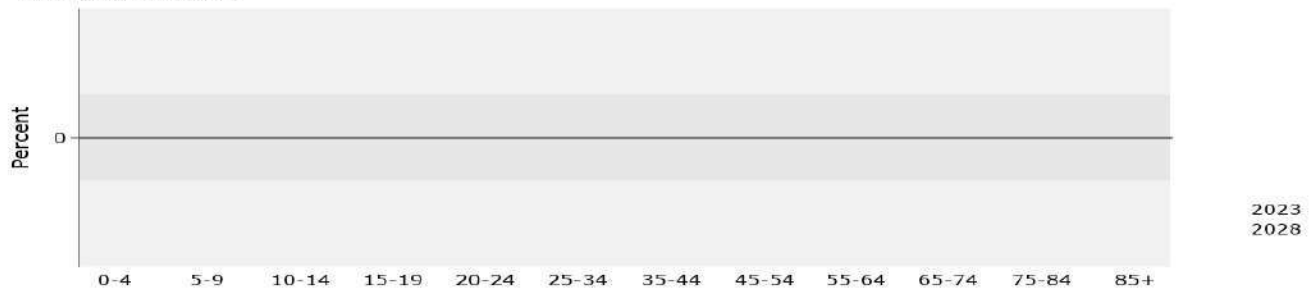
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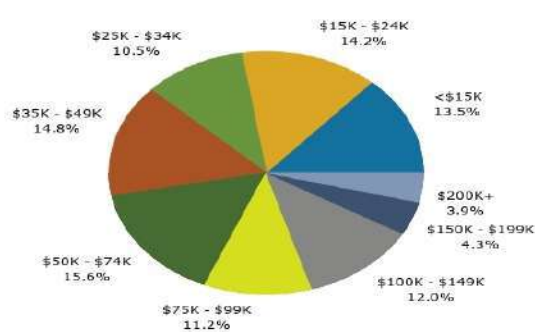
Trends 2023-2028



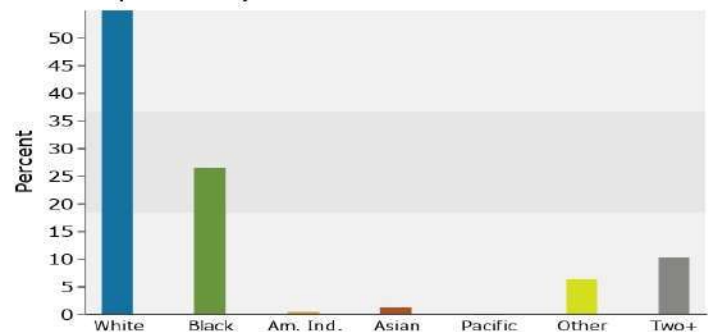
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 in 2020 geographies.

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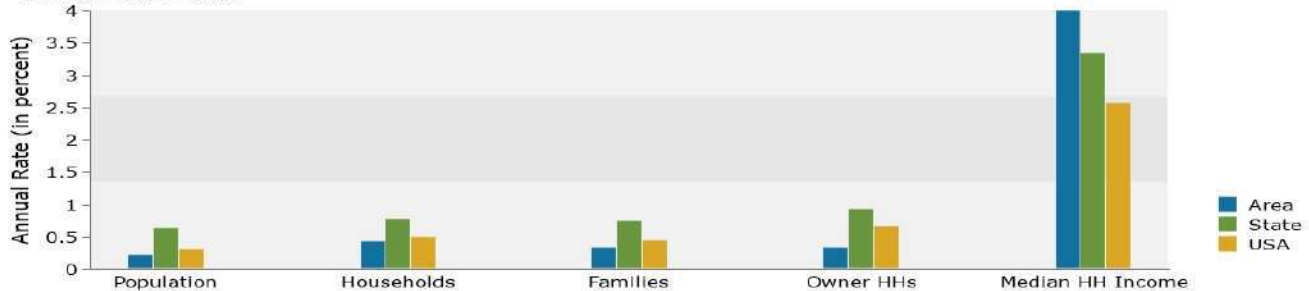
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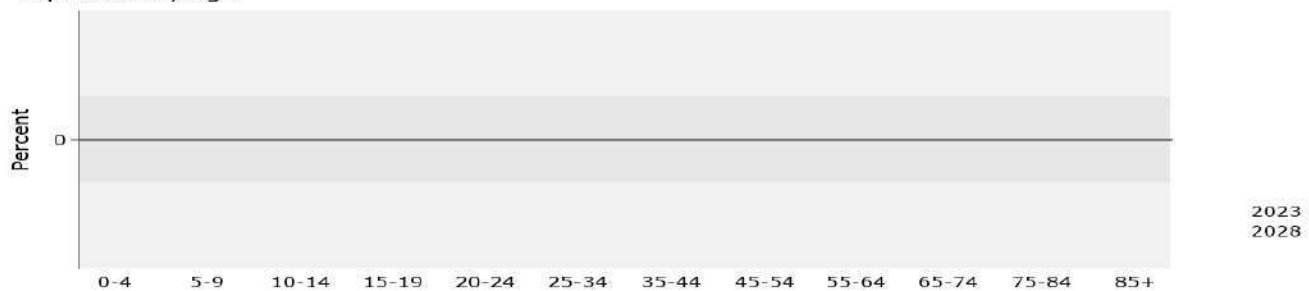
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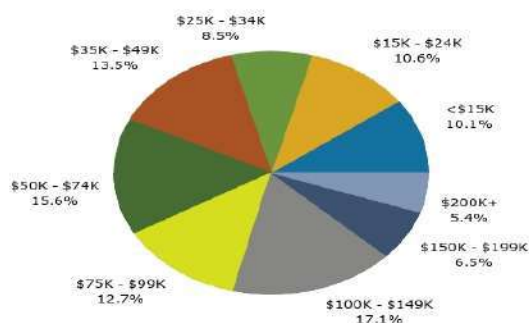
Trends 2023-2028



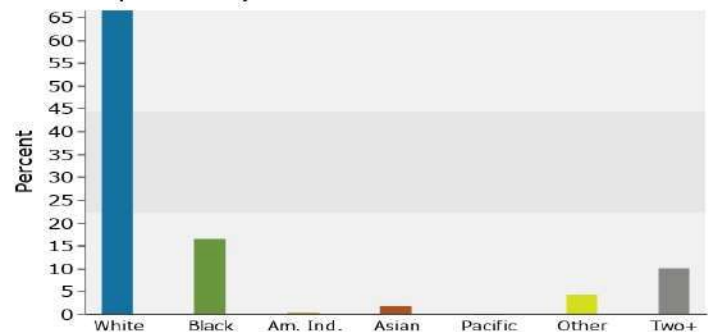
Population by Age



2023 Household Income



2023 Population by Race



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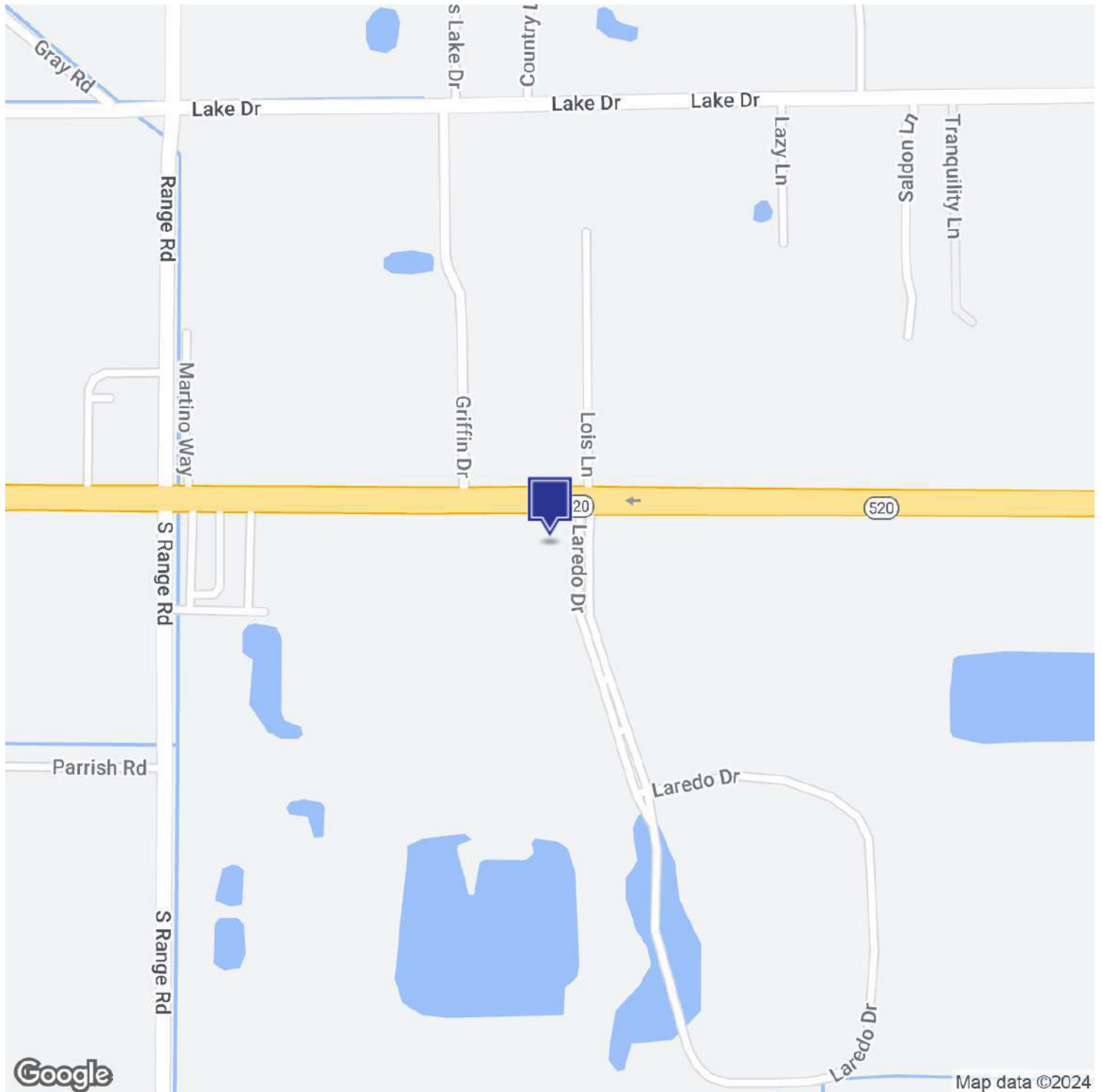


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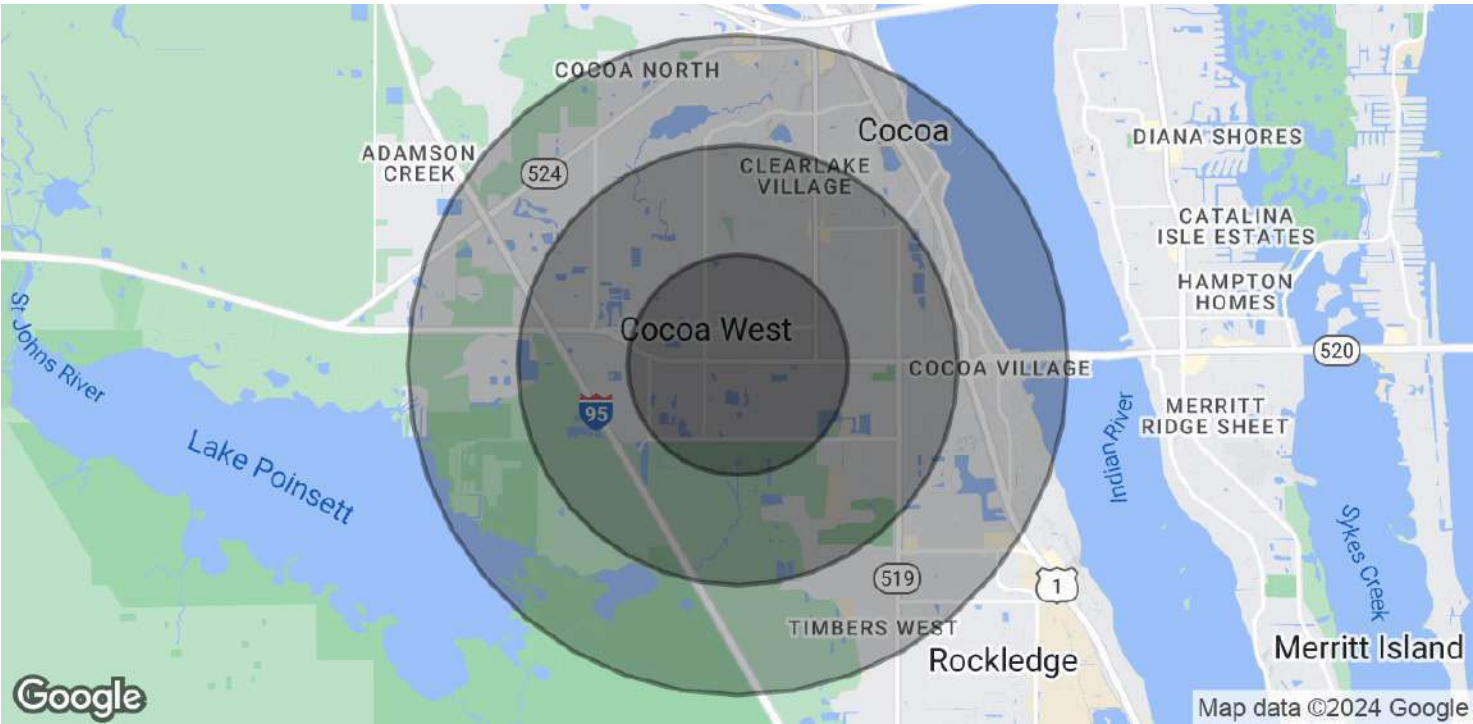
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FOR SALE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,170	21,009	37,920
Average Age	37.2	38.3	41.2
Average Age (Male)	31.2	36.2	38.6
Average Age (Female)	41.1	40.7	43.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,338	9,631	17,590
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$39,517	\$42,455	\$50,416
Average House Value	\$132,402	\$116,035	\$147,616

2020 American Community Survey (ACS)



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